

Fill in this information to identify the case:

Debtor 1 Vernon D. Ackridge

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Eastern District of Pennsylvania

Case number 1910548

Official Form 410S1

Amended Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor:
Wells Fargo Bank, N.A.

Court claim no. (if known): 5

Date of payment change:

Must be at least 21 days after date
of this notice 09/15/2021

New total payment:

Principal, interest, and escrow, if any \$ 1771.28

Last 4 digits of any number you use to
identify the debtor's account:

3 2 2 9

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 1153.58

New escrow payment: \$ 1209.31

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☐ No
- ☒ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: 2.93000%

New interest rate: 2.94000%

Current principal and interest payment: \$ 588.03

New principal and interest payment: \$ 561.97

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change:

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☒ I am the creditor.
- ☐ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/Tavon Taylor _____ Date 08/16/2021
Signature

Print: TAYLOR,TAVON _____ VP Loan Documentation
First Name Middle Name Last Name Title

Company Wells Fargo Bank, N.A. _____

Address MAC N9286-01Y _____
Number Street
1000 Blue Gentian Road _____
Address 2
Eagan MN 55121-7700
City State ZIP Code

Contact phone 800-274-7025 _____ NoticeOfPaymentChangeInquiries@wellsfargo.com
Email

UNITED STATES BANKRUPTCY COURT

Eastern District of Pennsylvania

Chapter 13 No. 1910548
Judge: Magdeline D. Coleman

In re:

Vernon D. Ackridge

Debtor(s).

CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served on or before August 17, 2021 via filing with the US Bankruptcy Court's CM ECF system or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid or FedEx.

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

Vernon D. Ackridge
8124 Hawthorne Lane

Elkins Park PA 19027

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

N/A

Debtor's Attorney:

By Court's CM/ECF system registered email address

JOHN EVERETT COOK
The Law Offices of Everett Cook, P.C.
1605 N. Cedar Crest Blvd
Suite 520
Allentown PA 18194

By Court's CM/ECF system registered email address

N/A

Trustee:

By Court's CM/ECF system registered email address

WILLIAM C. MILLER, Esq.
Office of the Chapter 13 Standing Trustee
P.O. Box 40837

Philadelphia PA 19107

/s/Tavon Taylor

VP Loan Documentation

Wells Fargo Bank, N.A.



Return Mail Operations
PO Box 14547
Des Moines, IA 50306-4547

VERNON D ACKRIDGE
PO BOX 38262
PHILADELPHIA PA 19140-0262

Important notice about your Escrow Account Disclosure Statement

Now that you’ve been approved for a trial payment plan, we’ve completed an analysis of your escrow account to ensure we’re collecting sufficient funds for your property tax and insurance premium payments. As a result of this analysis, we are sending you an Escrow Account Disclosure Statement.

Questions?

Contact your Home Preservation Specialist

Monthly payment amount

You may find the monthly payment amount shown on this statement is not the same as your trial plan payment. Please make your payments as outlined in your trial payment plan.

Escrow reviews

We’ll continue to review your escrow account yearly to make sure the escrow portion of your total monthly payment covers your projected property taxes and insurance premiums. Please retain this escrow statement for your records as it reflects the tax and insurance obligations on your loan.

WELLS
FARGO

HOME
MORTGAGE

Return Mail Operations
PO Box 14547
Des Moines, IA 50306-4547

Escrow Review Statement

For informational purposes only

Statement Date: July 21, 2021
Loan number:
Property address:
8124 HAWTHORNE LANE
CHELTENHAM TOWNSHIP PA 19027-2212

Customer Service



Online
wellsfargo.com



Telephone
1-800-340-0473



Correspondence
PO Box 10335
Des Moines, IA 50306



Hours of operation
Mon - Fri 7 a.m. - 7 p.m. CT



To learn more, go to:
wellsfargo.com/escrow

We accept telecommunications relay service calls

VERNON D ACKRIDGE
PO BOX 38262
PHILADELPHIA PA 19140-0262

PLEASE NOTE: If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The summaries below are based on the terms of the loan and are provided for informational purposes only.

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court. Because the amounts billed for the escrow items can change over time, we review the escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send the escrow review statement, also known as the escrow account disclosure statement.

Here's what we found:

- Required Minimum Balance:** The escrow account balance is projected to fall below the required minimum balance. This means there is a **shortage**.
- Payments:** As of the **September 15, 2021** payment, the contractual portion of the escrow payment **increases**.

The escrow account has a shortage of
\$355.64

Part 1 - Mortgage payment

Option 1

Pay the shortage amount over 12 months

	Previous payment through 08/15/2021 payment date	New payment beginning with the 09/15/2021 payment
Principal and/or interest	\$588.03	\$561.97
Escrow payment	\$1,153.58	\$1,209.31
Total payment amount	\$1,741.61	\$1,771.28

Option 1: No action required

Starting **September 15, 2021** the new contractual payment amount will be **\$1,771.28**

Option 2

Pay the shortage amount of \$355.64

	Previous payment through 08/15/2021 payment date	New payment beginning with the 09/15/2021 payment
Principal and/or interest	\$588.03	\$561.97
Escrow payment	\$1,153.58	\$1,179.67
Total payment amount	\$1,741.61	\$1,741.64

Option 2: Pay shortage in full

Starting **September 15, 2021** the new contractual payment amount will be **\$1,741.64**

Note: If this is an adjustable rate mortgage (ARM), a separate notice will be sent before the payment is scheduled to change.

See Page 2 for additional details.

WELLS
FARGO

HOME
MORTGAGE

Note: If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this coupon is being provided for informational purposes only. If your Chapter 13 plan calls for your Chapter 13 Trustee to make the on-going post-petition mortgage payments, please contact your attorney or the Trustee's office before directly sending any amounts relating to this escrow shortage

VERNON D ACKRIDGE

Wells Fargo Home Mortgage
PO Box 10394
Des Moines, IA 50306-0394

If you choose to pay the shortage in full as referenced in Option 2, detach this coupon and mail it along with a check for 355.64 to the address that appears on this coupon.

This payment must be received no later than **September 15, 2021**.

Part 2 - Payment calculations

For the past review period, the amount of the escrow items was \$4,950.00. For the coming year, we expect the amount paid from escrow to be \$14,156.00.

How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

Escrow comparison

	02/19 - 02/20 (Actual)	01/20 - 01/21 (Actual)	01/21 - 07/21 (Actual)	09/21 - 08/22 (Projected)		# of months		New monthly escrow amount
Property taxes	\$11,805.00	\$11,783.00	\$2,893.00	\$12,099.00	÷	12	=	\$1,008.25
Property insurance	\$1,982.00	\$2,028.00	\$2,057.00	\$2,057.00	÷	12	=	\$171.42
Total taxes and insurance	\$13,787.00	\$13,811.00	\$4,950.00	\$14,156.00	÷	12	=	\$1,179.67
Escrow shortage	\$0.00	\$534.60	\$31.96	\$355.64	÷	12	=	\$29.64**
Total escrow	\$13,787.00	\$14,345.60	\$4,981.96	\$14,511.64	÷	12	=	\$1,209.31

**This amount is added to the payment if Option 1 on page 1 is selected.

Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

Lowest projected escrow balance August, 2022		-\$3,945.54	(Calculated in Part 3 - Escrow account projections table)
Bankruptcy adjustment*	+	\$3,589.90	
Minimum balance for the escrow account	-	\$0.00	
Escrow shortage	=	-\$355.64	

*This adjustment of \$3,589.90, is the remaining amount of the pre-petition escrow shortage included in our proof of claim being paid through the confirmed bankruptcy plan.

Important messages

Act now - purchase your own insurance policy
Our records show that the insurance policy was obtained by Wells Fargo. Please understand that this policy only covers the structure and/or improvements, but does not cover liability or any personal property. For this reason, consider purchasing a policy of your choosing - it may lower the costs and give options for more coverage. If you sent us proof of a purchased policy, please disregard this message. If you have questions or are having trouble paying for the insurance policy, call us at the number on the first page of this statement.

Part 3 - Escrow account projections

Escrow account projections from September, 2021 to August, 2022

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
Aug 2021			Starting balance	-\$3,945.58	-\$0.04
Sep 2021	\$1,179.67	\$0.00		-\$2,765.91	\$1,179.63
Oct 2021	\$1,179.67	\$0.00		-\$1,586.24	\$2,359.30
Nov 2021	\$1,179.67	\$0.00		-\$406.57	\$3,538.97
Dec 2021	\$1,179.67	\$0.00		\$773.10	\$4,718.64
Jan 2022	\$1,179.67	\$0.00		\$1,952.77	\$5,898.31
Feb 2022	\$1,179.67	\$0.00		\$3,132.44	\$7,077.98
Mar 2022	\$1,179.67	\$2,893.00	CHELTENHAM TWP (6) (S)	\$1,419.11	\$5,364.65
Mar 2022	\$0.00	\$2,057.00	AMERICAN SECURITY GROUP	-\$637.89	\$3,307.65
Apr 2022	\$1,179.67	\$0.00		\$541.78	\$4,487.32
May 2022	\$1,179.67	\$0.00		\$1,721.45	\$5,666.99
Jun 2022	\$1,179.67	\$0.00		\$2,901.12	\$6,846.66
Jul 2022	\$1,179.67	\$0.00		\$4,080.79	\$8,026.33
Aug 2022	\$1,179.67	\$9,206.00	CHELTENHAM TWP SD (6)(S)	-\$3,945.54	\$0.00
Totals	\$14,156.04	\$14,156.00			

Part 4 - Escrow account history

Escrow account activity from January, 2021 to August, 2021

Date	Deposits to escrow			Payments from escrow			Description	Escrow balance		
	Actual	Projected	Difference	Actual	Projected	Difference		Actual	Projected	Difference
Jan 2021							Starting Balance	-\$36,535.17	\$4,603.64	-\$41,138.81
Jan 2021	\$0.00	\$1,150.92	-\$1,150.92	\$0.00	\$0.00	\$0.00		-\$36,535.17	\$5,754.56	-\$42,289.73
Feb 2021	\$2,179.82	\$1,150.92	\$1,028.90	\$0.00	\$0.00	\$0.00		-\$34,355.35	\$6,905.48	-\$41,260.83
Mar 2021	\$0.00	\$1,150.92	-\$1,150.92	\$2,893.00	\$2,861.00	\$32.00	CHELTENHAM TWP (6) (S)	-\$37,248.35	\$5,195.40	-\$42,443.75
Mar 2021	\$0.00	\$0.00	\$0.00	\$0.00	\$2,028.00	-\$2,028.00	AMERICAN SECURITY GROUP	-\$37,248.35	\$3,167.40	-\$40,415.75
Apr 2021	\$2,179.82	\$1,150.92	\$1,028.90	\$2,057.00	\$0.00	\$2,057.00	AMERICAN SECURITY GROUP	-\$37,125.53	\$4,318.32	-\$41,443.85
May 2021	\$0.00	\$1,150.92	-\$1,150.92	\$0.00	\$0.00	\$0.00		-\$37,125.53	\$5,469.24	-\$42,594.77
Jun 2021	\$2,179.82	\$1,150.92	\$1,028.90	\$0.00	\$0.00	\$0.00		-\$34,945.71	\$6,620.16	-\$41,565.87
Jul 2021 (estimate)	\$39,052.55	\$1,150.92	\$37,901.63	\$0.00	\$0.00	\$0.00		\$4,106.84	\$7,771.08	-\$3,664.24
Aug 2021 (estimate)	\$1,153.58	\$1,150.92	\$2.66	\$9,206.00	\$8,922.00	\$284.00	CHELTENHAM TWP SD (6)(S)	-\$3,945.58	\$0.00	-\$3,945.58
Totals	\$46,745.59	\$9,207.36	\$37,538.23	\$14,156.00	\$13,811.00	\$345.00				

VERNON D ACKRIDGE
PO BOX 38262
PHILADELPHIA, PA 19140

Account Information

Fax: (866) 278-1179
Telephone: (866) 234-8271
Correspondence: PO Box 10335
Des Moines, IA 50306
Hours of Operation: Mon - Fri, 6 a.m. - 10 p.m.,
Sat, 8 a.m. - 2 p.m., CT
Loan Number: [REDACTED]
Property Address: 8124 Hawthorne Lane
Cheltenham Township PA 190

July 1, 2021

Payment Change Notice
Changes to Your Mortgage Interest Rate and Payments Due on September 15, 2021.

Under the terms of your Adjustable-Rate Mortgage (ARM), you had a one month period during which your interest rate stayed the same. That period ends on August 15, 2021, so on that date your interest rate changes. After that, your interest rate may change every month for the rest of your loan term. Even though your interest rate adjusts every month, your payment adjusts every twelve months.

	Current Interest Rate and Monthly Payment	New Interest Rate and Monthly Payment
Interest Rate	2.94000%	2.94000%
Principal	\$452.14	\$428.30
Interest	\$135.89	\$133.67
Escrow	\$1,153.58	\$1,153.58
Total Monthly Payment	\$1,741.61	\$1,715.55 (due September 15, 2021)

Interest Rate: We calculated your interest rate by taking a published "index rate" and adding a certain number of percentage points, called the "margin". Under your loan agreement, your index rate is 0.20000% and your margin is 2.74000%. Your "Cost Of Savings" index is published monthly by the Wells Fargo Bank.

Interest Rate Limits: Your interest rate cannot go higher than 11.95000% during the life of the loan. Your interest rate cannot go lower than 2.74000% during the life of the loan.

Account Information

Loan Number: [REDACTED]

Property Address: 8124 Hawthorne Lane
Cheltenham Township PA 19027

Payment Change Notice
Changes to Your Mortgage Interest Rate and Payments Due on September 15, 2021.

New Interest Rate and Payment: The table above shows your new interest rate and new monthly payment. Your new payment is based on the payment rate of 2.94000%, a projected loan balance of \$54,558.38 and a remaining loan term of 111 months. Your payment can increase by no more than 7.50000% from the Current Payment.

Note: Payment change limitations may not apply on certain payment change dates. Please refer to your loan documents for information regarding the limit to the amount that your payment may change and when this limit doesn't apply.

Prepayment Penalty: None.

If you have questions or concerns about your upcoming change, please call us at the number listed in the account information box.

Sincerely,



Keeper K. Christensen
Loan Administration Manager
Wells Fargo Home Mortgage